

South Los Angeles Industrial Tract BID
Interim Board of Directors Meeting
June 8, 2007 at 11:00am
American Central Plaza 1026 East 59th Street

In attendance: Duke Dulgarian, Greg Goodman, Steve Anderson, Barry Croxen, Steve Stone, Oscar Ixco, Renea Ferrel, John Irigoyen, Rod Kratochvil, Oscar Avina, Susan Levi, Tracy Krauss

- I. Meeting called to order 11:25 am
- II. **Introductions** – Ixco introduced Renea Ferrel, a new intern with the CRA
- III. **Approval of Minutes – Motion to approve minutes as written by Croxen/Goodman carried.**
- IV. **Public Comments** – Ixco distributed an event flyer for a Small Business Resource Fair being held in the vacant lot on the northwest corner of Central and Adams. There is a mixed-use development being put in place in that vacant lot. The fair is to assist businesses with moving to the next step. The CRA is requesting sponsorship and encouraged the board members to attend. The CRA is also asking for donations and asked the board members if they would want to contribute or perhaps give gift cards and such.
- V. **Security**
 - a. **Security Camera Update** – Ixco reported that the CRA has received full clearance to install each connection for the cameras from BSL and DWP. The CRA had a meeting with the contractor and they are scheduled to complete the installation of all 62 cameras during the last week of June. DWP has installed all of the additional lighting on the interior streets and the cameras will be plugged into the lights. There will be a temporary set up in the security office for the monitoring of the cameras and there will be visuals to test the system, which will be recording as well. Ixco reported the equipment would be located at the security office and they are currently trying to figure out how to ensure the system is secure. The idea is to have 3 visual points located at the guard booth, LAPD and at the security office. Once the equipment is at the security office the booth will be worked on and the last stage will be LAPD. The gate arms and signage will be done once the cameras are up and running. Levi asked a time frame on the booth and the gate arms. Ixco stated it would be approximately a month. Ixco stated the booth proposal was very high and not very detailed and is being revised. The CRA wanted to get additional estimates to compare pricing. The CRA is unsure if the booth will be completely replaced or the existing one renovated. Levi stated that it was thought that in addition to the signage there would need to also be no loitering and no trespassing signs but this is not the case. Levi emailed the sergeant from the Office of Public Safety and requested they be added on to the council motion locations of where to no loitering and no trespassing signs would be installed. The CRA is willing to pay for the

fabrication of the signs and will discuss distributing the signage to property owners with LAPD.

- b. **UPS Update** – Levi presented the crime statistics for the months of April and May. Some modifications were made to the list to add illegal dumping. Levi stated the green tags were being mistaken for tickets but they are a courtesy notice. There has been a decrease in the number with regards to illegal dumping. Levi reported that Stamford is being completely redone by the City. Levi stated that one problem is that employees are staying around after work and are drinking in the Tract. Security has asked them to leave and clean up their trash. Cooperation is needed from business owners to help alleviate this problem. Stone stated a quick way to get rid of drinking after work is to call LAPD and ask for a unit to be sent. Avina stated they have done that but the employees go back onto the private property until the squad car leaves. Avina stated this is a low priority for LAPD. Levi stated she had spoken with Officer Reedy and he was going to try to attend the meeting but their days off are rotated. Avina reported there has been a lot of dialogue between security and LAPD. Avina is meeting with Reedy to get more in depth details. Stone stated Avina is doing a great job.
- c. **UPS Budget** – Kratochvil presented a proposed budget for security. The original proposal included an officer with a firearm on the graveyard shift and a former military person. However, the board voted against having an officer with a firearm and UPS felt the military person was being paid too much. The proposed budget puts pay scales more in line along with the proposed schedule. A security professional pay rate of \$10.75 would be better because most officers being recruited ask for that rate. There would be a \$1 per hour difference for the shift supervisor to create a higher gap based on responsibility. Levi stated that a security professional in many BIDs is paid living wage although BIDs are not required to do so, as there have been investigations into this exemption. Levi stated these new rates would cover living wage. Levi stated a newly hired officer that was being paid \$10 an hour was confronted by a gang member and promptly quit. Levi stated Avina's rate would also increase because he is doing a great job and it would bring his pay scale more into rank. The BID would actually save money with the new pay rates and schedule. **Motion to approve new budget and schedule by Croxen/Stone carried.**
- d. **Speed Humps Update** – Levi stated she found out that DOT only installs speed humps on residential streets and not in commercial or industrial areas. Levi then called Ixco and he spoke with Jenny Scanlin regarding the matter. The CRA determined that Levi would continue to investigate if the city would allow speed humps and, dependent upon cost, the CRA would possibly pay for the installation.

VI. **Maintenance Services**

- a. **Roll-Off Bins** – Levi stated that LACC is getting started but one issue is bulky item pick up. The security team has gotten rid of much of the bulky

items and the concern is that LACC only has a small pick up truck so it would be time consuming. The recommendation is that a roll-off bin is delivered to the Tract so that LACC and security have a place to dump the trash. The bin would be locked up, as well. Levi stated the initial cost would be \$400 and the thought is that the BID would be able to save money if a 40-yard bin were brought out and then a call to empty it were made once it is filled. Levi stated she has not gotten a final number yet but it would be less than the current quote. There is money to cover this service and it would be a more efficient way to get rid of illegal dumping. Stone asked how often there would be items dumped into it. Levi stated that security currently piles up tires and other items a few times each week and it would be done on an as needed basis. Levi stated if it were there 24/7 then they could dump when they needed to and call for a pick up when it's full. Stone stated he is willing to store the box but there is no access during off hours. Levi stated Avina identified a possible location but would have him contact Stone to see which location would be ideal. Levi stated a lot of bulky item pick up is done during grave because cars are not in the way. Stone stated he has security on his property but once the guard is gone there is no access. Levi stated the original quote was for pick up once a week. LACC will be sending out 40-50 people randomly to clean up the area. **Motion to approve up to \$400 for a roll-off bin by Croxen/Goodman carried.**

- b. **Next Clean Up Day** – Levi stated she has spoken with Hugo from the Council Office and he needs 2 weeks notice to do the next clean up day on a Sunday. Levi stated it would be towards the end of June and will advise the board of the date. Levi stated the next newsletter is due in June but she would like to take pictures of the monitors and cameras to show they're functioning so the newsletter may be a little late depending on the camera installation. Stone stated that when the BID initially had cameras there would be still shots of people being caught committing crimes and they were brought to the meetings. Levi stated that the annual meeting in October should be held at the security office so people could see the cameras functioning.

VII. **New Business**

- a. Levi informed the board that each year the assessment information must be submitted to the city clerk's office and each year the BID has the option of instituting a 3% CPI increase. Stone stated he is against an increase. **Motion to not have a 3% CPI increase by Goodman/Stone carried with Croxen opposed.**

VIII. **Next Meeting Date** – The next meeting is on July 13th. Levi stated that Reedy is expecting to attend that day.

IX. **The meeting adjourned at 11:56 am**